

## 2 x 675 SQFT INDUSTRIAL UNITS – WARRINGTON IDEAL WORKSHOP / STORAGE



### FROM £500 PCM

- 2 x workshop style industrial units
- Roller shutter vehicular access and pedestrian access
- Electric power points
- Unit 6 has mezzanine office and w/c
- Parking to front
- CCTV, secure gated access and 24 hour access
- High speed broadband
- Ideal for start up business, hobbyist or storage

Units 5 & 6 Penketh Business Park  
Liverpool Road  
Great Sankey  
Warrington, WA5 2TJ

**Property Ref: UNITS 5&6 PENKETH**

## **Description:**

Newly available to market are 2 adjacent industrial units.

Unit 5 is approximately 45ft deep and 15ft wide and is accessed via a pedestrian roller shutter door, there is also a vehicular roller shutter door for loading and unloading.

Unit 6 is approximately 45ft deep and 15ft wide but has the added bonus of a mezzanine office space measuring 17ft x 12ft with windows overlooking the warehouse area and a ground floor toilet.

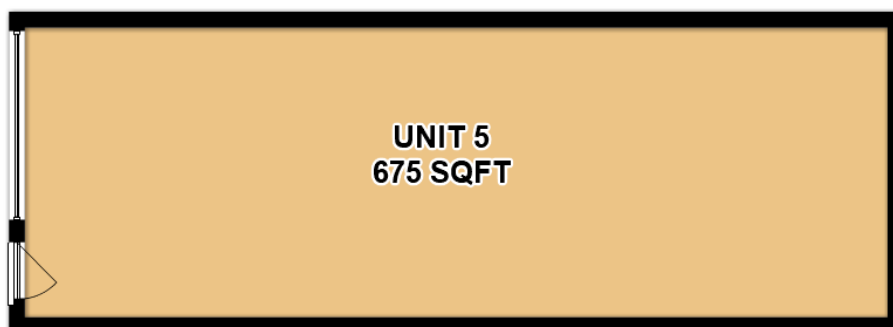
Each unit has parking directly outside each unit and accessible 24 hours a day, 7 days per week.

Penketh Business Park is set on a the very busy Liverpool Road running through Great Sankey, and is a short distance from the M62 and M6 motorway networks, and a short commute for Warrington, Birchwood, Widnes, Runcorn, Wigan, Leigh, Northwich and surrounding areas.

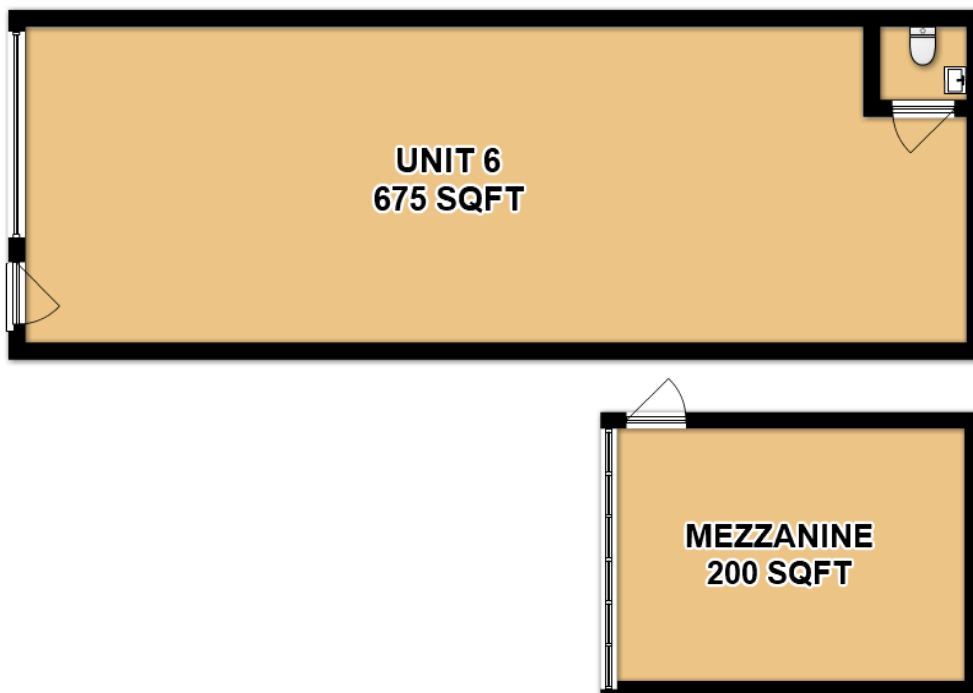
## **Important Information:**

<b>Unit 5 Measurements:</b>	675 sqft (approx)
<b>Monthly Rental</b>	£500 pcm
<b>Deposit</b>	£1000.00
<b>Service Charge</b>	£750 per annum
<b>Building Insurance</b>	£20.25 per annum
<b>Electric</b>	Own Meter
<b>VAT</b>	At the prevailing rate (currently 20%)

## **Layout**



<b>Unit 6 Measurements:</b>	<b>675 (approx)</b>
- Mezzanine	200 sqft
<b>Monthly Rental</b>	£550 pcm
<b>Deposit</b>	£1100.00
<b>Service Charge</b>	£825 per annum
<b>Building Insurance</b>	£20.25 per annum
<b>Electric</b>	Own Meter
<b>Water</b>	Own Meter
<b>VAT</b>	At the prevailing rate (currently 20%)



<b>Lease Type</b>	FR&I
<b>Lease Term</b>	12 Month rolling contract
<b>Rent Payable</b>	Quarterly in advance
<b>Available</b>	Immediately
<b>Business Rates</b>	The current rateable value is £5600 for both units, these will be reassessed upon occupation and each unit will qualify for full small business rates relief

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## Location:

